



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Planning and Housing Committee,

PH31.18 - Requesting Reasonable Regulation of Length and Depth for Multiplexes in Residential Multiple Zones

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-led organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

More Neighbours Toronto has concerns about the recent flurry of pre-election requests for multiplex reports that fall outside of the annual multiplex monitoring review. More Neighbours has long pushed for more comprehensive and clear citywide rules, including for multiplexes; this effort has faced pushback as a "one size fits all" approach that some residents' associations view as inherently inferior. However, the issue highlighted in PH31.18, Requesting Reasonable Regulation of Length and Depth for Multiplexes in Residential Multiple Zones, highlights the dangers of the patchwork nature of the current zoning by-law. This issue would already have been addressed if Phase 2 of the [Zoning By-law Simplification & Modernization for Low-rise Residential Zone](#) had been completed on schedule.

In [the proposals report](#) for low-rise simplification and modernization, inconsistencies in wall heights, building depths and FSI in the same building type across zones were noted. The Phase 2 deliverable was [initially planned for Q4 2024](#). Instead, City Planning is still working on the Phase 1 proposal for Scarborough (item PH31.3 of this meeting) in June 2026. While there might be many reasons for this delay, we would suggest that staff often spend time and resources responding to requests to create reports for items where there is already substantial evidence or that are already covered under existing work plan items: [design guidelines that would only apply to multiplexes](#), [duplex definitions](#), [garden suite permissions on individual roads](#), etc. The sense seems to be that requests for information are harmless but the City's resources are not infinite and Council's willingness to pass these report requests distracts from more comprehensive proposals to address Toronto's housing needs.

We would also note that the news report for the project that initiated this request highlights the neighbours' concerns about a Committee of Adjustment variance for eight units. This is not an issue that can be addressed by the multiplex by-law, which is limited to four units in this area.

The multiplex by-law is a City of Toronto success story. Multiplex housing is increasing at a time when most other housing construction is declining. The homes are larger than a typical high-rise condo, multi-bedroom, completed more quickly and more responsive to the housing market. They are being built in areas that have been declining in population and thus have latent infrastructure. Many are near transit like Mimico GO station. This is the sort of success that Council should aim to build on. Rather than the patchwork of requests targeting multiplexes, the Planning and Housing Committee should stay focused on better citywide rules and processes that help to address the housing crisis.

Regards,
Colleen Bailey,
More Neighbours Toronto